
Transportation Demand Management Plan

MEMORANDUM

To: Armory Land Investors, LLC

From: Cassie Slade, PE

Date: January 28, 2015

Project: North Boulder Armory

Subject: Transportation Demand Management Plan

The project is proposing to redevelop the North Boulder Armory into a mixed use site, which is located at the southeast corner of the Broadway and Lee Hill Drive intersection. In accordance with the City of Boulder site review process, a Transportation Demand Management (TDM) Plan is required which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

The project site is subdivided into four “blocks”, with Blocks 1 and 2 proposed for initial development and Blocks 3 and 4 for future development. For the purposes of the traffic analysis (under a separate cover), the entire site build-out was evaluated. The project proposes to repurpose the Armory Building with a Brew Pub and potential for flex space. The rest of the site will be redeveloped to include a mix of retail, office, apartments, townhomes, restaurants, and a coffee shop. The project is located in an urban, mixed-use environment and will take advantage of nearby pedestrian, bicycle, and transit connections. Currently, there are on-street bike lanes on both sides of Broadway, Lee Hill Drive, and Yarmouth Avenue. These lead to other city and regional bike facilities. The site is surrounded by residential neighborhoods that will have the opportunity to walk or bike to the restaurants and retail. Regional and local bus routes can be accessed on Broadway and Yarmouth Avenue within close proximity to the project site. Broadway

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serves as major transit corridor with the Y, 204 and SKIP routes served directly adjacent to the site. Routes Y and SKIP travel along Broadway with bus stops adjacent to the project site. Route SKIP (Broadway) travels the length of Boulder along Broadway connecting to downtown, University of Colorado, Boulder Transit Center, two park-n-rides, and various community destinations. Route Y is a regional route between Boulder and Lyons. It travels along US 36 from the Lyons park-n-ride and enters Boulder on Broadway, ending at the Boulder Transit Center in downtown. The bus stops for southbound routes on Broadway are at Front Range Drive and just south of Yellow Pine Avenue. The bus stop for northbound routes on Broadway is just north of Yarmouth Avenue. The bus stops for Route 204 on Yarmouth for each direction are located just east of Broadway.

The following text discusses specific TDM measures proposed within the context of site planning and programming:

Management and Parking Strategies:

- 108 standard, 104 compact, and 14 accessible parking spaces (226 total) are proposed on the west side of the site to serve Blocks 1 and 2. This is a reduction from the City of Boulder parking requirement. The code requires 301 total parking spaces and the development proposes to reduce the provided parking by 25 percent to encourage multi-modal opportunities.
 - It is proposed that the parking will be unbundled and will allow the tenants to choose whether or not to include parking in their lease/purchase agreement.
 - It is anticipated that these parking spaces will be shared amongst the uses on site, as well as transit riders from adjacent communities that will park to utilize the buses traveling along Broadway.
- When Blocks 3 and 4 are built in a future phase the mixed-density residential housing will meet the parking requirements set forth by the City of Boulder.

Facilities and Design:

- Bicycle Parking: The site plan provides for a total of 325 bicycle parking spaces. Pursuant to section 9-9-6 (8)(g)(1), B.R.C. 1981, bicycle parking is required as follows:
 - Restaurant/Brew Pub: 1 per 750 square feet
 - Residential: 2 per unit
 - Office/Retail Flex: 1 per 750 square feet

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The North Boulder Armory project proposes to provide the required number of bicycle parking spaces with 226 as secure long-term and 99 as short-term. The long-term parking will be located within the secured, covered parking structures in Blocks 1 and 2. It is proposed to have some of the long-term bike parking located on the first floor of Building C near the residential entrance from the parking garage.

- **Bicycle Access:** Bicycle access to the site is provided for by on-street bicycle lanes along the Broadway, Lee Hill Drive, and Yarmouth Avenue. The design of the site will facilitate connections to these facilities.
- **Bus Shelter:** It is proposed that a bus shelter will be constructed on Broadway approximately 90 feet north of Zamia Avenue on the east side of the street. The shelter will be a custom design.
- **On-Site Amenities:** The site has restaurant and retail space available, which will reduce off-site travel demands from the residents.

Incentives Strategies:

The applicant will implement an Employee Commute Trip Reduction Program to mitigate the impacts of the development on local traffic. This plan will include the following elements:

- **Employee Eco-Passes:** Provide information for the RTD Eco-Passes available for employers. Encourage employers to purchase Eco-Passes for all of their employees.
- **Residential Eco-Passes:** RTD Eco-Passes will be provided for each apartment for a period of three years. The financial guarantee provided by the developer is as follows:

| Year | Units | Pricing Zone 2 Cost/Unit* | Total |
|---------------------|-------|------------------------------|-----------------|
| 1 | 146 | \$85.00 | \$12,410 |
| 2 | 146 | \$93.50 | \$13,651 |
| 3 | 146 | \$102.85 | \$15,016 |
| Grand Total: | | | \$41,077 |

* 10% of the cost is added in Year 2 and 3 to account for possible increases to Eco Pass prices

- **Transportation Information Center:** The applicant will maintain a Transportation Information Center at the worksite. This center can take a variety of forms, but must serve as means to providing employees with important travel information including transit maps

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and schedules, bicycle maps, local and regional marketing campaigns, and information on the commute benefits provided to employees.

- eGo Carshare: The project proposes to provide at one parking space that will be reserved for an eGo Carshare vehicle.
- B-Cycle Bike Share Program: At this time the B-Cycle network does not extend to north Boulder. If the program is to expand to north Boulder in the future, this site may be a good candidate for a bike share station.

Marketing Strategies:

- Walk and Bike Month takes place in June and is organized by GO Boulder and Community Cycles, a local non-profit that promotes a culture of cycling in Boulder. For at least the first 2 years following its opening for business, the applicant will host a Bike to Work Day Breakfast Station and will actively encourage employees to register and participate in Bike to Work Day (June) or Winter Bike to Work Day (January).
- Orientation packets: Applicant will provide Go Boulder Orientation Packets to residents and employers that will include bus/bike maps and other information on transportation projects.
- TDM Plan evaluation: Applicant will facilitate the distribution of GO Boulder-provided periodic surveys of resident and employee travel behavior to evaluate the TDM Plan. The survey is designed to collect anonymous travel information and takes less than 10 minutes to complete.

/CRS